

## Introduction

The Implementation Element is the “how to” portion of the plan. It prescribes those actions necessary to realize the visions, including proposed changes to the zoning ordinance, sign regulations, site plan regulations, design review ordinances and subdivision ordinances. This chapter includes all of the goals, objectives supporting the policies provided in each element chapter of the plan. In this way, this chapter serves as the master “to do” list for implementing the plan.

## Relationship Between Elements

Throughout the plan, coordination between the nine required elements has been highlighted as a special section of each element chapter. This text within each chapter was developed to highlight the interconnectedness of the elements. Moreover, in several instances in this chapter, a single goal or supporting objective applies to more than one element of the plan – further highlighted the relationship between the nine required elements.

## Measuring Progress

To track planning progress and help to ensure that the plan is implemented, milestone dates (see definition in box) are provided for each objective. Special attention has been given to the milestone dates to ensure that individual objectives act in harmony with other stated goals and objectives. Village Staff and the Village Planning Commission have reviewed the milestone dates to ensure that they are feasible expectations for the Village.

### Milestone Date

A specific date, after the adoption of the Comprehensive Plan, when the Village will review the plan implementation action to see if the objective has been met and consider additional implementation strategies to achieve the stated goal.

To effectively implement this plan, Village Staff and the Village of Slinger Planning Commission will annually review the goals and objectives against their milestone dates, remove objectives as they are completed, and add additional objectives as needed. Part of this effort, will also include addressing conflicts which may arise between the nine elements.

## Responsibilities

Implementation of the Village of Slinger Comprehensive Plan will be the primary responsibility of the Village of Slinger Planning Commission. The Planning Commission will make recommendations pertaining to development issues, in accordance with the Comprehensive Plan, for the Village Board to consider when making final decisions.

## Updating the Comprehensive Plan

As is stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the Village's plan is an effective management tool, the Planning Commission will review the plan goals and objectives once each year to track those activities that have been completed and add additional objectives as needed to accomplish the stated goals.

The Planning Commission should initiate its first comprehensive update of this plan by 2014. At that time, information from the 2010 census will be available to update several tables. This update will also involve a comprehensive review of the inventory information presented in each chapter. Furthermore, the Village should coordinate with all partners identified in the Intergovernmental Element Chapter to understand any external changes that may impact the plan. Finally, the Planning Commission will need to complete a comprehensive review of all visions, policies, goals, objectives and programs outlined in this plan to evaluate progress and consider additional opportunities.

## Primary Implementation Tools

### VILLAGE ZONING

The Village of Slinger initially adopted its zoning ordinance on June 7, 1983. The Village has subsequently updated it as problems arose concerning its application (e.g. added districts to accommodate additional uses, etc). The ordinance was redrafted in 1995. Slinger's zoning ordinance follows a traditional Euclidean<sup>1</sup> model that seeks to segregates uses by type and establishes dimensional requirements related to lot size, setbacks and building height. As new uses are created over time, they are listed specifically in the zones in which they are permitted. To be effective, this type of ordinance must list every possible use and establish a zone in which that use would be appropriate. Euclidean ordinances are based on a philosophy that separation of uses will create a safer, healthier environment.

In recent years, the planning profession has developed alternative zoning models based on performance standards and building form. Form-based zoning codes regulate a community based on the appearance (e.g. building line, landscaping, lighting, signage, building size, building materials, building design) rather than the type of use. Ordinances based on performance standards seek to regulate based on a particular set of operational standards rather than on particular type of use. Performance standards provide specific criteria for limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts and visual impacts of a use. In this approach, the proposed use is not a factor in development. If most operational standards can be met, most uses can be permitted adjacent to one another. The Village's business and light manufacturing district was recently amended to incorporate performance standards, which require indoor operations for uses within this district. Some communities are also using hybrid-zoning codes that combine performance and form-based zoning criteria to regulate land use. The Village of Slinger Ordinance does include some performance standards in the Business & Light Manufacturing-1 Zoning District.

These two new approaches offer the advantage of regulating the impact and design characteristics of different uses, rather than limiting the types of uses allowed in a community. As a result, communities relying on these newer models are creating mixed-use communities with a variety of different land uses established in close proximity. This pattern of development provides a walkable environment in which a person can walk to neighborhood shopping, school, and employment destinations as opposed to a Euclidian model that separates uses and often results in the need to drive to different destinations. More information about walkable communities is provided in the Community Design portion of Chapter 10.

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<sup>1</sup> Reference to Euclid vs. Amber Realty Company, 1926 U.S. Supreme Court Decision, which serves as the foundation for zoning practice in the United States.

**TABLE 26  
SUMMARY OF EXISTING ZONING FOR THE VILLAGE OF SLINGER**

Zoning District	Principal Permitted Uses	Conditional Uses	Green Space	Minimum Lot Size			Minimum Yard Requirements		
				Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
A-1 Agricultural Transitional	Forest Preserves; Game Management	Agricultural Related Uses; Single Family Dwellings	NA	10 acres	10 acres	NA	50	25	50
R-1 Single-Family Residential	Single-family dwellings; foster homes; family day care; community living (< 8 persons)	Community living arrangement for 9-15 people	80%	40,000 square feet	40,000 square feet	200	40	15 on all sides	25
R-2 Single-Family Residential	Same as R-1	Same as R-1	75%	20,000 square feet	20,000 square feet	90	40	15 on one side; 30 aggregated	25
R-3 Single-Family Residential	Same as R-1	Same as R-1	70%	14,000 square feet	14,000 square feet	90	35	15 on one side; 30 aggregated	25
R-4 Single-Family Residential	Same as R-1	Same as R-1	65%	12,000 square feet	12,000 square feet	80	35	10 on one side; 25 aggregated	25
R-5 Single-Family Residential	Same as R-1	Same as R-1	55%	9,600 square feet	9,600 square feet	80	35	10 on one side; 25 aggregated	25
R-6 Single-Family Residential	Same as R-1	Same as R-1	45%	7,200 square feet	7,200 square feet	60	35	6 on one side; 18 total	25
Rd-1 Two-Family Residential	Single-and two-family homes; Foster homes	All Rs-1 conditional uses	70% for Single Family 50% for Two Family	14,000 square feet	14,000 square feet	90	35	10	25
Rm-1 Multi-Family Residential	Multi-family dwellings (4 unit max); Foster Homes; Family Day Care homes; Community living 9-15 persons	Elderly Housing (23 max) Community Living (+15)	55%	18,000 square feet	Eff. & 1-bedroom, 3,500 sq ft; 2-bedroom or more, 4,500 sq ft	90	35	Greater than 15ft or the height of the structure at its highest pt from the final grade of the sideyard	25
Rm-2 Multi-Family Residential	Same as Rm-1	Same as RM-1 – plus Multi Family (+4 units) Cellular & Digital Towers & Antennas	55%	18,000 square feet	Eff. & 1-bedroom, 3,500 sq ft; 2-bedroom or more, 4,500 sq ft	90	35	Same as Rm-1	25
B-1 Community Business	Retail stores, offices, shops, professional services, medical clinics, theaters, restaurants/taverns, services, hotels & motels, financial & banking	Drive-thru facilities, fuel/automotive service stations, Derma graphics, multi-family residential, retail sales/rental of sexually explicit materials, veterinary services, funeral homes, child care, vehicle sales	--	7,200 square feet	--	70	--	None between buildings; otherwise 10 ft	--

B-2 Highway Business	All B-1 permitted uses plus – Fuel/automotive services stations (Est. prior to 7/1/02)	Vehicle sales, drive-thru facilities, antique & second hand merchandise sales, veterinary services, funeral homes, contractors offices, child care facilities, athletic clubs/assoc., facilities/uses permitted in M-1 district, cellular & digital antennas and towers; fuel and automotive (Est. after 7/1/02)	25%	20,000 square feet	--	90	40	20	--
B-3 Commercial	Offices, Professional Services, Medical Clinics	Labs, veterinary clinics, child care facilities, financial/banking, drive-in banking, athletic clubs/associations, Cellular & Digital communication, uses permitted in B-2	25%	20,000 square feet	--	90	40	20 ft off any lot line; adjacent to residential 40 feet	--
B/LM-1 Business and Light Manufacturing	Offices, professional services, medical clinics, research labs, veterinary clinics, child care facilities, financial/banking, athletic clubs & facilities, schools & training centers, light mfg, printing & related uses, dry cleaning, restaurants, hotel/motels	New car dealerships, nursing homes & RCAC's as defined by the State, Cellular & Digital Comm. Towers & Antennas, any uses not identified in permitted uses, but allowed in M-1 w/no outside storage or allowed in B-1, B-2 and B-3	25%	20,000 square feet	--	90	40	20 ft off any lot line; adjacent to residential 40 feet	--
C-1 Conservancy	Fishing and trapping, preservation of scenic/historic & scientific areas, public fish hatcheries, public and private open space areas, recreation trails, sustained yield forestry, stream bank and lakeshore protection, water retention & wildlife preserves, continuation of farming uses	Limited Recreation Uses	--	--	--	--	--	--	--
F-1 Floodplain Conservancy	Drainage, movement of floodwater, navigation, stream bank protection, water measurement control facilities	Navigational structures, bridges, and approaches, marinas, permitted uses in the P-1 (excluding structures), Munc. Water supply and sanitary sewer systems	--	--	--	--	--	--	--
I-1 Institutional	Schools, churches, hospitals, nursing homes, clinics, uses under public ownership	Airports, sewage treatment plants, landfills, incinerators, cemeteries, crematories, disciplinary and health institutions, community living arrangements	--	7,200 square feet	--	70	25	6 on one side; 18 total	25
M-1 Limited Manufacturing	Processing and manufacturing with no outside storage, warehousing of non-hazardous materials	Communication towers/stations, freight service terminals, mini-warehousing, athletic clubs/assoc. facilities, salvage yards	25%	20,000 square feet	--	90	40	20 off any lot line, adjacent to residential 40 feet	--
M-2 General Manufacturing	All M-1 permitted uses plus outdoor storage	Sewage treatment plants, incinerators, warehousing, bulk fuel storage, mini warehousing, salvage yards, cellular and digital communication equipment	25%	40,000 square feet	--	150	40	20 off any lot line, adjacent to residential 40 feet	40
Mh-1 Mobile Home Park Residential	Mobile homes on lots in mobile home subdivisions	Mobile-home parks	45%	7,200 square feet	7,200 square feet	70	25	10 ft each side	25
P-1 Park and Recreation	Fairgrounds, libraries, museums, amphitheaters, golf courses, zoos, see extended list	Cellular and digital communication antenna an towers	--	--	--	--	40	40	40
PUD Planned Unit Development	Underlying Zoning District uses in clustered development	Underlying zoning district conditional permitted uses in clustered development	--	Res – 2 Bus – 3 Ind – 10 Mix 5	Depends on Underlying Zoning District Requirements				
HP Historic Preserve	Reserved for Future Use								
GP Groundwater Protection	See Village Code								

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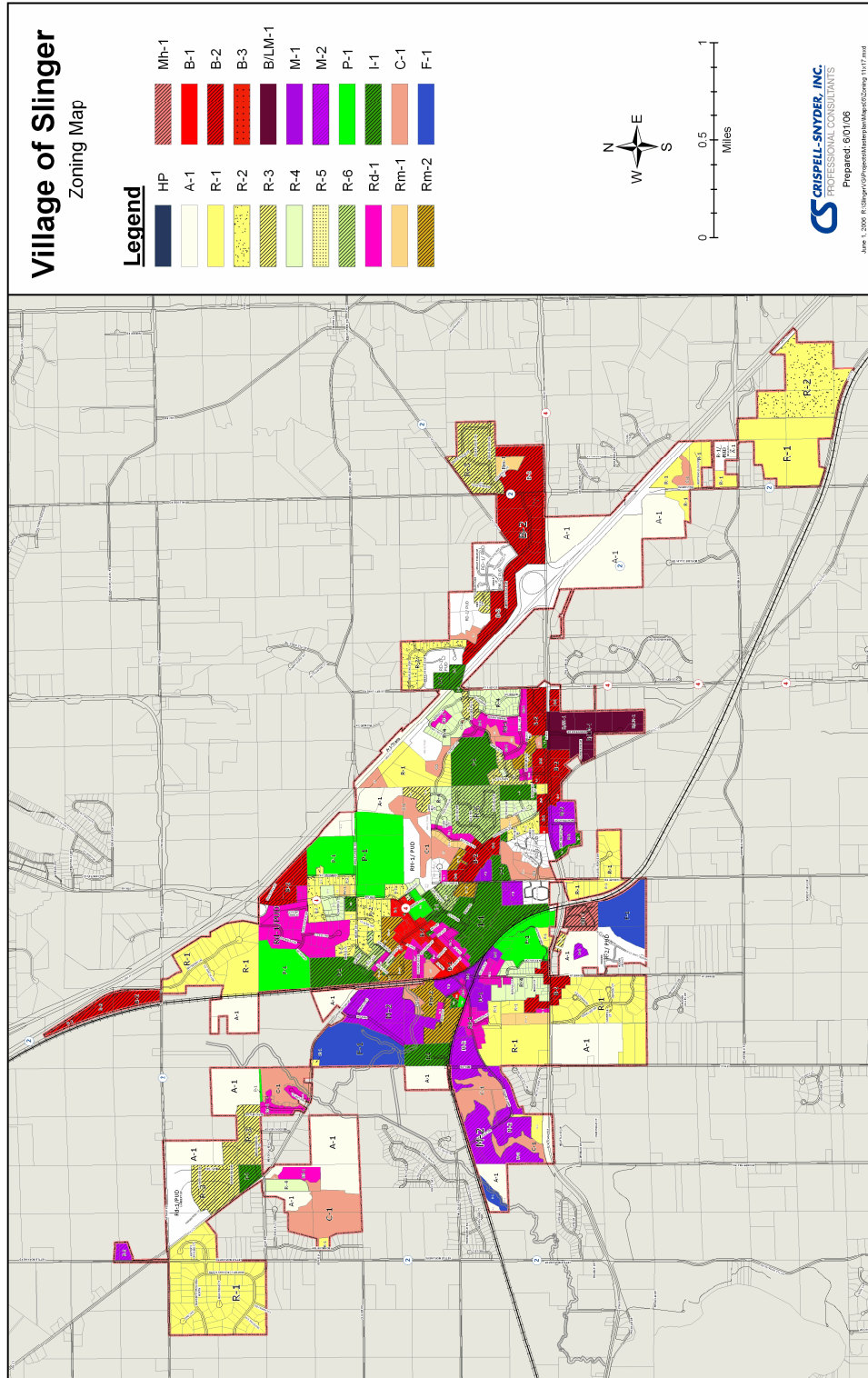


Table 26 provides a breakdown of the different zoning districts found in the Village of Slinger. For additional information refer to the Village of Slinger Zoning Ordinance. These uses are illustrated on the *Zoning Map* provided in this chapter. The Village adopted a new Floodplain Ordinance on December 19, 2005, to comply with the most current floodplain requirements.

## **TOWNS OF POLK AND HARTFORD ZONING ORDINANCES**

The neighboring Towns of Polk and Hartford each have their own adopted zoning ordinances. Polk's zoning ordinance permits single-family residential development on parcels as small as 60,000 square feet as part of a planned residential development. The ordinance does not provide for the siting of multi-family development. The Town of Hartford's Zoning Ordinance includes several single-family districts, commercial and industrial districts and a mixed two-family/four-family residential district.

## **WASHINGTON COUNTY FLOODPLAIN AND SHORELAND ZONING ORDINANCES**

The Washington County floodplain and shoreland regulations were adopted on February 19, 1975, as "Washington County Shoreland Floodplain Zoning Ordinance" and amended on April 15, 1986, as "Washington County Floodplain Zoning Ordinance and Washington County Shoreland and Wetland Zoning Ordinance." The Washington County Board adopted a comprehensive amendment to the County ordinance on February 13, 2001. The Washington County Board also adopted updated shoreland zoning maps on February 13, 2001. The floodplain and "shoreland" areas in all townships surrounding Slinger are regulated by the Washington County ordinances. The Washington County Floodplain Zoning Ordinance is characterized by the provision of a floodway district, a flood fringe district, and general floodplain district which protect floodplain areas by regulating proposed developments within the 100-year recurrence interval floodplains as delineated in the federal Flood Insurance Study, County of Washington, Wisconsin, Unincorporated Areas: March 1, 1983.

The Shoreland and Wetland Zoning Ordinance of Washington County regulates "shoreland" areas, defined as those lands lying within 1,000 feet of the ordinary high-water mark of natural lakes, ponds, or flowages, or 300 feet of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Lakes, ponds, flowages, rivers, and streams are presumed to be navigable if they are listed in the Wisconsin Department of Natural Resources publication, Surface Water Resources of Washington County, or are shown on the United States Geological Survey quadrangle maps.

The Washington County shoreland and wetland zoning regulations also apply to areas in the Village of Slinger that were annexed after May 7, 1982. Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after that date unless the city or village has adopted shoreland regulations that are at least as restrictive as the county's regulations. County shoreland regulations are almost always more restrictive than city or village regulations, because state regulations requiring the adoption of shoreland zoning ordinances specify more restrictive standards for county ordinances than for city and village ordinances. Some of the standards that must be included in county shoreland ordinances, but are not required in city and village ordinances are larger minimum lot sizes; 75-foot minimum setback requirements from the ordinary high-water mark of rivers, streams, and lakes; limitations on the removal of shore cover within 35 feet of the ordinary high-water marks; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas.

Shoreland areas annexed after May 7, 1982 are subject to the Washington County Shoreland regulations. County shoreland zoning regulations are essentially "frozen" in place once those lands are annexed to the Village. Wetlands five acres or more in area in the shoreland jurisdiction area are protected by the regulations established for the Shoreland-Wetland Zoning District.

## EXTRATERRITORIAL ZONING

One of the primary implementation tools for this plan is an extraterritorial zoning ordinance. The development of an initial draft extraterritorial ordinance for future consideration was done concurrently with the development of this plan. This approach has allowed for the integration of planning and zoning considerations throughout the planning program, particularly within the Land Use, Intergovernmental Coordination and Implementation Elements. The adoption of an extraterritorial ordinance is encouraged to ensure development in the 1.5-mile area beyond the Village limits is consistent with this plan. An Interim Extraterritorial Zoning Ordinance was in effect during the preparation of this plan. See the footnote below.

The **process for adopting an extraterritorial zoning ordinance** is as follows:

1. Joint Extraterritorial Zoning Committees must be established for each participating community. Specifically, a Joint Extraterritorial Zoning Committee that includes three members from the Village of Slinger and three members from the Town of Polk would need to be established. A separate Joint Extraterritorial Committee would be created that includes three Village members and three members from the Town of Hartford. Likewise, a similar committee would be created for the Town of Addison.<sup>2</sup>
2. An initial draft extraterritorial zoning ordinance is developed. The draft prepared concurrent with the development of this comprehensive plan can serve as the initial draft.
3. The initial draft extraterritorial ordinance must be reviewed by each Joint Extraterritorial Zoning Committee. Each Joint Extraterritorial Zoning Committee will comment on the initial draft and a second draft can then be produced.
4. A majority of each Joint Extraterritorial Zoning Committee must vote in favor of the proposed regulations prior to setting a public hearing.
5. After the hearing, the Village Board adopts the regulations. The final adopted Village ordinance for the extraterritorial area must also be approved by a majority of the Joint Extraterritorial Zoning Committee members. Consequently, the Extraterritorial Zoning Ordinance cannot be approved without at least one Town member vote.

Once in effect, the **criteria for approving or denying extraterritorial zoning requests** should include:

1. The location, nature, and size of the proposed use.
2. The size of the site in relation to the proposed use.
3. The location of the site with respect to existing or future road access.
4. The agricultural productivity of the lands involved and the acreage of productive agricultural land to be converted to non-agricultural use by the proposed use.
5. The compatibility of the proposed use with existing uses on adjacent land.
  - a. The proposed use shall not force a significant change in accepted practices on surrounding lands devoted to farm or forest use.
  - b. The proposed use shall not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
6. The harmony of the proposed use with the future development of the district.
  - a. The proposed use shall not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.

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<sup>2</sup> At the time this comprehensive plan was being prepared, Joint Extraterritorial Zoning Committees were formed with the Towns of Hartford, Polk and Addison to consider the development of an extraterritorial zoning ordinance. Those committees were dissolved in February of 2005 after they decided not to extend the Interim Extraterritorial Zoning Ordinance for one additional year. This interim ordinance had essentially “frozen” zoning and uses within the extraterritorial authority areas surrounding the Village while this plan was being prepared.. These committees were dissolved prior to reviewing the draft extraterritorial zoning ordinance prepared in conjunction with the development of this comprehensive plan.

- b. Availability of adequate public facilities to accommodate the development shall either presently exist or be provided within a reasonable time.
  - c. The provision of public facilities to accommodate development will not place an unreasonable fiscal impact on the Village.
7. Existing topography, drainage, soil types, and vegetative cover.
8. The availability of alternative locations in districts other than Extraterritorial Zoning District to accommodate the requested development.
9. Whether development will result in undue water or air pollution, cause unreasonable soil erosion, stormwater runoff, or have an unreasonably adverse effect on environmental corridors and unique Kettle Moraine features.
10. Compatibility with the *Village of Slinger Comprehensive Plan*.

There are many **benefits to approving an extraterritorial zoning ordinance**, including:

- Provides for smoother transitions between rural and urban land uses.
- Reduces conflicting land uses, which lessens citizen complaints and protects property values
- Promotes intergovernmental cooperation and communication.
- Helps avoid multiple communications towers and similar duplications.
- Makes planning for roads, utilities, recreation facilities, etc. easier.
- Coordinates mutual protection of sensitive areas and valued natural resources.

## **VILLAGE LAND DIVISION ORDINANCE**

The land division ordinance is a public law regulating the dividing of land. Such regulation is necessary to ensure that:

1. The subdivision of land will fit properly into the existing and proposed land use pattern and overall plan for the physical development of the community;
2. Adequate provision is made for necessary community and neighborhood facilities, e.g., parks, schools, walkways, roads, so that a harmonious and desirable environment will result;
3. Adequate standards are met in the design of land divisions and the improvement of the land being subdivided, with particular attention to such requirements as utilities, stormwater drainage, street improvements, and lot improvements;
4. A sound basis is provided for clear and accurate property boundary or lot line records; and
5. The health, safety and general welfare of all citizens in the community, as well as of the future occupants of the land to be subdivided, are protected.

Ideally, land division regulations are a means of implementing or carrying out a community comprehensive plan. As such, land division regulations should coordinate and integrate development with the comprehensive plan, and they are, therefore properly prepared within the context of such a plan. Since land division is not merely a means of marketing land, but rather the first step in the process of building a community, substantial benefits are derived from sound subdivision regulations. Much of the form and character of a community is determined by the quality of its land divisions and the standards that are built into them. Once land has been divided into blocks and lots, streets established, and utilities installed, the development pattern is permanently established and unlikely to be changed. For generations, the entire community, as well as the individuals who occupy these subdivisions, will be influenced by the quality and character of the subdivision design.

The land division ordinance of the Village of Slinger, as set forth in Chapter 32 of the Municipal Code, was initially adopted on March 5, 1984. It was recently updated and adopted in 2003 as a new ordinance. The Village of Slinger Land Division Ordinance is intended to regulate divisions of land within the



Village and its extraterritorial area. Specifically, this ordinance regulates the creation of “subdivisions” and “minor land divisions”. “Subdivision,” as defined by the Wisconsin Statutes, is the act of creating five or more parcels of one and one-half acres or less in area at any one time or by successive divisions within a period of five years. “Minor land divisions” are defined by the Village as the division of lands into not more than four parcels, or the redivision of not more than four parcels within a recorded subdivision. Such minor land divisions are created by the use of a certified survey map.

The Village Land Division Ordinance requires that design standards and other specific data be provided on all preliminary plats, final plats, and certified survey maps. This ordinance requires the subdivider to install subdivision improvements such as streets, utilities, sidewalks, street lamps, street signs, and storm water drainage facilities, and to make provision for park sites or pay a fee in lieu of site dedication. The Village of Slinger Land Division Ordinance conforms to the procedures outlined in Chapter 236 of the Wisconsin Statutes for platting lands.

## **TOWNS OF HARTFORD AND POLK LAND DIVISION ORDINANCES**

Washington County has adopted a Land Division Ordinance for unincorporated areas within the County. Any division of land that creates one or more parcels 10 acres or less is regulated by the Land Division Ordinance of Washington County. Specifically, this ordinance regulates “minor land divisions” and “subdivisions” five or more parcels five acres or less in size created at any one time or successive divisions within five years. Using their Village powers, the Towns of Polk and Hartford have also adopted town Land Division Ordinances.

The Town of Polk Land Division Ordinance regulates all divisions of land into parcels of 10 acres or less. This ordinance regulates “subdivisions” as defined in the Wisconsin Statutes and “minor land divisions,” defined by the Town as the division of lands into not more than four parcels, any of which is 10 acres or less in area, or the redivision of not more than four parcels within a recorded subdivision.

The Town of Hartford has adopted an ordinance setting forth requirements for the approval of “minor land divisions” of land into parcels of 10 acres or less. The Town of Hartford defines “minor land divisions” similarly to Town of Polk’s definition. Such land divisions are created in both Towns by the use of a certified survey map. “Subdivisions” in the Town of Hartford are approved as set forth in Chapter 236 of the Wisconsin Statutes.

Similar to the Village of Slinger Land Division Ordinance, each of these ordinances sets forth detailed design standards and requires that specific data be provided on all preliminary plats, final plats, and certified survey maps. These ordinances also require the subdivider to install subdivision improvements prior to final plat approval. The Town of Hartford Land Division Ordinance requires subdividers to pay a park fee in lieu of site dedication, while the Town of Polk Land Division Ordinance does not require such a fee or site dedication. The Land Division Ordinance of Washington County requires that lands be dedicated for park purposes, and specifies that a fee in lieu of site dedication may only be required by a Town Board.

## EXTRATERRITORIAL PLAT JURISDICTION

Wisconsin cities and villages have two means of regulating or affecting land use in unincorporated areas outside of the municipal boundaries. The first is through the exercise of extraterritorial zoning authority (discussed earlier in this chapter) and the second is through extraterritorial plat review authority.

To exercise extraterritorial plat jurisdiction under Chapter 236 of the Wisconsin Statutes, a village must adopt a subdivision ordinance or an official map. This allows the Village to review proposed plats and certified survey maps in the extraterritorial area in conjunction with its subdivision ordinance. Chapter 236 of the Wisconsin Statutes regulates the subdivision of land for the following purposes: Promoting the public health, safety and general welfare; furthering the orderly layout and use of land; preventing the overcrowding of land; lessening congestion in the streets and highways; providing for adequate light and air; facilitating adequate provision for water, sewerage and other public requirements; providing for proper ingress and egress; and promoting proper monumenting of land that is subdivided and conveyancing by accurate legal description.

Slinger currently has extraterritorial plat review authority. The objective of extraterritorial jurisdiction is to approve or deny land divisions proposed up to 1.5 miles beyond the Village to ensure that the Slinger Comprehensive Plan is being implemented and promoting the purposes established in Chapter 236 of the Wisconsin Statutes. All lots created in the Village's extraterritorial plat review jurisdiction are required to be at least 35 acres in size except as follows: Lot or a remnant lot created by or for the benefit of any City, Town, Village, School District, or any Agency or Instrumentality of the State for public use shall have no minimum required lot size.

### What is Extraterritorial Plat Jurisdiction?

Extraterritorial jurisdiction allows the Village to approve or deny land divisions that are proposed up to 1.5 miles beyond the Village to ensure consistency with the adopted Village's Land Use Plan and Subdivision Ordinance. The Slinger Ordinance requires 35 acres for a land division within the extraterritorial (1.5 mile) jurisdiction.

### What's the Difference Between Extraterritorial Plat Jurisdiction & Extraterritorial Zoning?

An extraterritorial zoning ordinance regulates the use of land within the extraterritorial jurisdiction of a municipality (e.g., the area surrounding Slinger within 1.5 miles of the Village boundary). Such regulations can be used to preserve farmland, protect the kettle moraine, minimize residential development, regulate commercial uses, mineral extraction, and signage. This extraterritorial zoning authority is different than the extraterritorial plat jurisdiction which regulates the division of land into smaller parcels.

## BASIS AND CRITERIA FOR REVIEWING EXTRATERRITORIAL LAND DIVISIONS

In 2003, the Wisconsin Supreme Court held in *Wood v. City of Madison*, that a city or village has statutory authority to reject a preliminary plat within its extraterritorial jurisdictional authority based upon a subdivision ordinance that considers the plat's proposed use. Based on this decision, all applications for land divisions in the extraterritorial jurisdiction should be evaluated for consistency with:

- Land uses proposed in the Slinger Comprehensive Plan; and
- The purposes established in Chapter 236 of the State Statutes.

**Land divisions that support agricultural uses, natural resource preservation, protection of the rural character, and accommodate limited residential development should generally be considered for approval. Land divisions to accommodate non-agricultural uses on parcels less than 35 acres in size should generally be denied as they result in sprawling development patterns in rural, farm areas surrounding the Village, and may introduce residential uses in close proximity to agricultural operations. Such uses are also not likely to be served by public sanitary sewer and public water service.**

Provided below are specific **criteria for approval and or denial of agricultural land divisions**.  
Approvable land divisions should meet to the following criteria:

1. Assist and assure the continuation of agricultural land use of the property.
2. Have adequate public facilities available to accommodate the development or adequate public facilities will be provided within a reasonable time.
3. Not require provision of public facilities that place an unreasonable fiscal impact on the Village.
4. Not adversely impact adjacent farm operations.

Additional **criteria for approving or denying non-agricultural land divisions** are provided below based on the proposed use of the property.

#### **Single-Family Non-Farm Residences**

1. Privately sewerer residential development shall be prevented on soils identified as having severe or very severe limitations for septic tank absorption fields and dwellings with basements.
2. Such development shall not be permitted on parcels less than 35 acres in size to maintain vast areas of open, undeveloped space; preserve the rural, kettle moraine setting; and maintain separation between residential and agricultural uses so as to minimize conflicts between these uses.
3. Should not be permitted in areas where high ground water could affect residential uses.

#### **Commercial / Industrial**

1. Commercial and industrial development requiring a full range of urban services should be directed to the areas identified on the *Recommended 2025 Land Use Plan Map*. Specifically, businesses requiring high amounts of water usage, large septic tanks or needing fire protection provided by a public system with hydrants should be directed to the Village.
2. Land divisions to accommodate new commercial and industrial development within the extraterritorial area are generally considered incompatible with and would negatively impact agricultural lands within the extraterritorial jurisdiction. Exceptions may be made to accommodate "infill" commercial uses between existing commercial / industrial uses, existing commercial and industrial uses, and limited rural businesses that are supportive of agricultural uses.
3. Land divisions serving a broad public purpose such as resource conservation or development of transportation related facilities may be approvable where there are significant public benefits.

#### **Mineral Extraction**

1. The establishment, maintenance or operation of the site shall not impair the uses, values, and enjoyment of other property in the neighborhood.
2. Establishment, maintenance or operation of the site will not be detrimental to or endanger the public health, safety, comfort or general welfare.
3. Establishment or expansion of the site will not impede the normal and orderly development of the surrounding property for uses permitted in the area.
4. Adequate access roads, drainage noise, dust controls and other site improvements will be provided.
5. A reclamation plan shall be prepared and approved for the site.

## OFFICIAL MAPPING

The official map is one of the oldest plan implementation devices at the disposal of the local communities. It is also one of the most effective and efficient devices to manage the problem of reserving land for future public use. Section 62.23(6) of the Wisconsin Statutes provides that the governing body of any local municipality may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, waterways, and parkways, the location and extent of railway right-of-ways public transit facilities, parks and playgrounds. Such a map has the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, waterways, parkways, the location and extent of railway right-of-ways, public transit facilities, parks and playgrounds. The Statutes further provide that the official map may be extended to include areas beyond the corporate limits but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is thus intended to implement the comprehensive plan of streets, highways, parkways, parks, and playgrounds. Its basic purpose is to inhibit the construction of buildings or structures and their associated improvements on land that has been designated for future public use. The official map is a plan implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system. Unlike subdivision control, which operates on a plat-by-plat basis, and acts on development proposals, the official map can operate over the entire Village in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans, since it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements. It thereby voids the altogether too common situation of development being undertaken without knowledge or regard for the long-range plan. Thus it can help avoid public resistance when plan implementation becomes imminent.

The Village of Slinger has adopted an Official Map for the Village of Slinger, but not all of its contiguous environs. As a consequence, following adoption of this plan, an updated Official Map should be created to facilitate the proper implementation of this plan and supporting extraterritorial regulations. This updated official map should show:

- All existing property and street right-of-way lines within the Village and the extraterritorial jurisdiction
- Proposed right-of-way lines in accordance with Table 17 and the *Roadway System Plan Map* provided in the Transportation Element (Chapter 5) of this plan, particularly for arterial and collector streets or other transportation facilities.
- Proposed park sites in accordance with *Recommended 2025 Land Use Plan Map* in this plan and the *Village of Slinger Park and Open Space Plan*
- All Village-owned properties and school sites
- Planned cemetery sites and expansions
- Planned school expansion sites

## Implementation Programs

The Village of Slinger participates and manages several programs to efficiently serve its residents. Existing programs are highlighted throughout the plan, particularly in the Utilities and Community Facilities Element. The primary implementation program used in conjunction with this comprehensive plan is the Village's Capital Improvement Program. This program is described in more detail in the Transportation and Utilities and Community Facilities Elements.

## Housing Goals & Objectives

<b>HOUSING GOAL #1</b>			
<i>Enhance the environmental assets and residential atmosphere of the Village so that it continues to be an attractive place to live.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Direct future residential development to areas where infrastructure is readily available or easily extended, in accordance with the <i>Recommended 2025 Village of Slinger Land Use Map</i> .	<b>Planner</b>	<b>Continuous</b>
<b>NA</b>	2. Prohibit residential development in 100-year floodplain and wetland areas.	<b>Planner &amp; Public Works Director</b>	<b>Continuous</b>
<b>NA</b>	3. Encourage "low impact" development within the Village that can help reduce stormwater runoff and flooding. This type of development can also serve as a buffer between the Village and rural town areas.	<b>Planner &amp; Public Works Director</b>	<b>Continuous</b>
<b>NA</b>	4. Consider pedestrian access and amenities as part of any housing development. This includes considering location choices for developments catering to seniors and families (children) that provide opportunities to walk to important destinations like schools, parks, and shopping.	<b>Planner &amp; Public Works Director</b>	<b>Continuous</b>
<b>Private Developers</b>	5. Make green space an integral part of residential neighborhoods, including access to nearby parks and the creation of tree-lined streets.	<b>Planner &amp; Public Works Director</b>	<b>Continuous</b>

<b>HOUSING GOAL #2</b>			
<i>Maintain housing values over time.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Enforce residential codes and ordinances to ensure that properties are well maintained.	<b>Building Inspector</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Conduct an internal review of Village codes and ordinances every 5-years to consider amendments to address housing concerns.	<b>Planner, Public Works Director &amp; Building Inspector</b>	<b>2006, 2011, 2016, 2021</b>
<b>Village Budget</b>	3. Educate residents about the importance of property maintenance by developing and distributing a brochure highlighting property maintenance techniques and benefits. Information should also be provided on the Village web site.	<b>Building Inspector</b>	<b>2006</b>

<b>HOUSING GOAL #3</b>			
<i>Maintain an adequate supply of housing choices to serve residents of all ages, varied incomes and lifestyles, including but not limited to, independent and assisted living facilities for elderly and disabled residents.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Evaluate (through survey and Census Data) and monitor the need for affordable housing for residents with incomes between 60% and 80% of the Village median household income to understand local need.	<b>Planner &amp; Building Inspector</b>	<b>2010, 2015, 2020, 2025</b>
<b>Private Funds</b>	2. Encourage private, non-profit organizations like community housing development organizations (CHDOs) to develop affordable housing units in the Village of Slinger.	<b>Administrator &amp; Planner</b>	<b>Continuous</b>
<b>NA</b>	3. Support existing county, private and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.	<b>Administrator</b>	<b>Continuous</b>
<b>Village Budget</b>	4. Consider adopting a policy and supporting ordinances to require a percentage of affordable housing units be included in future developments.	<b>Planner</b>	<b>2012</b>
<b>Village Budget</b>	5. Review and possibly update existing development controls to encourage housing that is easily adaptable for seniors and residents with disabilities and that policies do not prohibit affordable housing development.	<b>Planner &amp; Building Inspector</b>	<b>2013</b>
<b>Village Budget</b>	6. Market local desire for affordable, quality starter housing in the Village to area developers.	<b>Administrator &amp; Planner</b>	<b>2014</b>

## Transportation Goals & Objectives

<b>TRANSPORTATION GOAL #1</b>			
<i>To maintain and improve Village Roads in a timely and well planned manner.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>WDOT</b>	1. In accordance with state law, using PASERWARE, evaluate all roads in the Village and continue to update ratings, as required.	<b>Public Works Director</b>	<b>Summer of Each Year</b>
<b>Village Budget</b>	2. Use the Village of Slinger Capital Improvements Plan and Budget to coordinate and plan for annual roadway improvements and maintenance as well as other capital projects (i.e. municipal building upgrades, equipment purchases, etc.).	<b>Administrator</b>	<b>In Conjunction with Annual Budget</b>
<b>Village Budget</b>	3. Review the Transportation Network Map provided in this chapter every five (5) years to ensure that it accurately reflects changes indicated on the Village's Official Map and current development plans.	<b>Public Works Director &amp; Planner</b>	<b>2005, 2010, 2015, 2020</b>
<b>Village Budget</b>	4. Research and consider creating a transportation utility.	<b>Public Works Director</b>	<b>2010</b>

<b>TRANSPORTATION GOAL #2</b>			
<i>Become an active partner in transportation improvements made in the Village by Washington County, SEWRPC and WisDOT.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Communicate and coordinate transportation improvements and plans with WisDOT, SEWRPC and Washington County Highway Department at any opportunity presented.	<b>Administrator &amp; Public Works Director</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Provide copies of this plan and subsequent updates to WisDOT and Washington County	<b>Clerk</b>	<b>Continuous</b>
<b>WisDOT Transportation Enhancement Program</b>	3. Coordinate with Washington County and SEWRPC during the development of the County and Regional Comprehensive Plans to ensure that Village interests are represented, particularly with respect to road improvement schedules and rural transit opportunities.	<b>Administrator</b>	<b>Through 2010</b>

<b>TRANSPORTATION GOAL #3</b>			
<i>Enhance pedestrian and cycling routes and amenities available in the Village, particularly to meet the needs of children and seniors.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Complete an inventory of all sidewalks in the Village of Slinger. This inventory should include the location, dimensions, and quality of sidewalks. Update this inventory as new sidewalks are developed.	<b>Public Works Director</b>	<b>2008</b>
<b>Village Budget</b>	2. Using the sidewalk inventory, devise a maintenance and construction schedule to be incorporated into the Village's Capital Improvement Program and Official Map.	<b>Public Works Director</b>	<b>2009</b>
<b>Private Funds</b>	3. Seek to establish additional sidewalk and local trail links with the Ice Age Trail through the Village.	<b>Public Works Director</b>	<b>Continuous</b>
<b>WDNR Recreational Trails Grant Program</b>	4. Complete an in-depth trail development study to considering topographic constraints, stormwater conveyance, and minimum right-of way requirements to determine the precise location and type of trail facilities to be developed in accordance with the recommendations on <i>Recommended 2025 Village of Slinger Land Use Map</i> . Trails should be located on public sidewalks when possible.	<b>Public Works Director</b>	<b>2011</b>
<b>NA</b>	5. Coordinate with Washington County and WisDOT so when improvements/reconstruction of county and state roads are scheduled, appropriate consideration is given to the development of bike paths and trails in accordance with adopted plans.	<b>Public Works Director</b>	<b>Continuous</b>



## Utilities & Community Facilities Goals & Objectives

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #1</b>			
<i>Ensure that all Village development is served by adequate, efficient, cost-effective utilities and community facilities within the Village's capacity to provide such services.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Explore the potential for establishing a Stormwater Utility and/or Transportation Utility.	<b>Public Works Director</b>	<b>2010</b>
<b>Village Budget</b>	2. Continue to utilize the Village of Slinger Capital Improvements Program as a central tool to implement this Comprehensive Plan and develop needed utilities and community facilities.	<b>Administrator</b>	<b>Continuous</b>
<b>Village Budget</b>	3. Educate residents about available community facilities in the area through the Village web site. Whenever feasible, format posted information so it can be easily printed by residents.	<b>Clerk</b>	<b>Continuous</b>
<b>Clean Water Fund Loan Program</b> <b>Village Budget</b>	4. Maintain a water distribution system that is capable of supplying and distributing potable water within the Village. In accordance with this objective, seek to loop water distribution facilities to ensure a continuous, adequate supply of water with pressures capable of supporting demands.	<b>Public Works Director</b>	<b>Continuous</b>
<b>Community Development Block Grants</b> <b>Village Budget</b>	5. Maintain a sanitary system that is capable of serving the needs of the growing Village population by planning for the orderly extension of services as new development is proposed.	<b>Public Works Director</b>	<b>Continuous</b>
<b>Village Budget</b>	6. Continue to communicate with School District of Slinger about new development in to allow the school district to plan for staff, building additions, and other needs. a. Provide copy of all Plan Commission & Board Agendas with detailed information with respect to new residential development (locations, number of units, type of units, etc.) to the school district. b. Have the Village Plan Commission and Slinger School Board meet annually to discuss issues with respect to growth and development.	<b>Administrator, Clerk &amp; Planner</b>	<b>a. Continuous b. Fall of Each Year</b>

<b>UTILITIES &amp; COMMUNITY FACILITIES GOAL #2</b>			
<i>Seek to expand where feasible, the quality and quantity of community facilities and services available.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>State Stewardship Fund</b>  <b>USDA Rural Development Community Facility Grant</b>  <b>State Trust Fund Loan Program</b>  <b>Private Donations</b>	1. Pursue the objectives outlined in the <i>Village of Slinger Park and Open Space Plan</i> , including the establishment of at least one new park facility and a community center.	<b>Community Parks Director</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Update the recommendations in the <i>Village of Slinger Park and Open Space Plan</i> in 2004 to evaluate progress and consider additional needs. Update the plan again within 10 years to maintain WDNR grant eligibility.	<b>Community Parks Director</b>	<b>2004, 2014, 2024</b>
<b>Village Budget</b>	3. Monitor local cemetery demands to assess the need for additional cemetery facilities in the Village. If necessary, use the Capital Improvements Program to plan for the acquisition of additional cemetery space. Consider opportunities to establish shared cemetery facilities with neighboring communities.	<b>Administrator &amp; Clerk</b>	<b>Continuous</b>

## Agricultural, Natural & Cultural Resources Goals & Objectives

<b>AGRICULTURAL, NATURAL &amp; CULTURAL RESOURCES GOAL #1</b>			
<i>The Village should assist in the preservation of agricultural lands for long-term agricultural use .</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Communicate and coordinate with adjacent Towns that certain areas should be preserved for long-term agricultural use.	<b>Administrator</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Implement the preservation of certain lands for long-term agricultural use through the Village's extraterritorial land division authority.	<b>Planner</b>	<b>Continuous</b>

<b>AGRICULTURAL, NATURAL &amp; CULTURAL RESOURCES GOAL #2</b>			
<i>The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation corridors to meet the resident demand for extensive trail-oriented recreational activities.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>State Historical Society</b>	1. Encourage efforts to inventory and catalogue historic properties and locations in the Village. Share updated information with the State of Wisconsin Architecture and History Inventory.	<b>Administrator &amp; Clerk</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Consider participating in the Main Street Program <sup>3</sup> to promote economic revitalization of Downtown Slinger.	<b>Administrator</b>	<b>2006</b>
<b>NA</b>	3. The Village of Slinger should consider adopting the standards promulgated by the U.S. Secretary of Interior for historic preservation projects. In general, these standards govern all forms of historic preservation treatments, including acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. The following standards apply to all treatments of designated historic properties in the Village of Slinger. a. Reasonable effort should be made to provide a compatible use for a property that requires minimal alteration of the building's structure, site, and environment, or to use a property for its originally intended purpose.	<b>Planner</b>	<b>2006</b>

<sup>3</sup> The Main Street Program is a federal economic development program for downtown restoration. Information available [mainstreet@nthp.org](mailto:mainstreet@nthp.org).)

	<ul style="list-style-type: none"> <li>b. The distinguishing original qualities or character of a historic building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic materials or distinctive architectural features should be avoided whenever possible.</li> <li>c. All historic buildings, structures, and sites should be recognized as products of their own time. This should be considered before alterations are undertaken which have no historical basis.</li> <li>d. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. If these changes have acquired significance in their own right, their significance should be recognized and respected.</li> <li>e. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, should be treated with sensitivity.</li> <li>f. Deteriorated architectural features should be repaired, wherever possible. In the event replacement is necessary, the new material should match that being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.</li> <li>g. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage historic building materials should not be undertaken.</li> <li>h. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</li> </ul>		
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## Economic Development Goals & Objectives

<b>ECONOMIC DEVELOPMENT GOAL #1</b>			
<i>Expand commercial and industrial development opportunities to “grow” and diversify the local economy.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	<ol style="list-style-type: none"> <li>1. Use the Slinger Web Page as an economic marketing tool.               <ol style="list-style-type: none"> <li>a. Update the Web Page to provide additional demographic, market, site locations, cost, and other information about the community for prospective entrepreneurs.</li> <li>b. Maintain the list of current businesses on the Village of Slinger Web Page.</li> </ol> </li> </ol>	<b>Administrator</b>	<b>Continuous</b>
<b>Village Budget</b>	<ol style="list-style-type: none"> <li>2. Develop and make available a guide for local property owners who wish to establish home occupations. Include criteria for site development and information about any necessary zoning approvals.</li> </ol>	<b>Administrator</b>	<b>2007</b>

<b>ECONOMIC DEVELOPMENT GOAL #2</b>			
<i>Create employment opportunities by attracting new employers to the community.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>NA</b>	<ol style="list-style-type: none"> <li>1. Make a copy of this plan available to local realtors.</li> </ol>	<b>Clerk</b>	<b>Continuous</b>
<b>NA</b>	<ol style="list-style-type: none"> <li>2. Coordinate with county and regional organizations to market the Village of Slinger for economic growth opportunities.</li> </ol>	<b>Administrator</b>	<b>Continuous</b>
<b>NA</b>	<ol style="list-style-type: none"> <li>3. Continue efforts of the RDA to further promote economic development to oversee the industry retention, industry attraction, and small business expansion objectives outlined in the Village of Slinger Overall Economic Development Plan.</li> </ol>	<b>Administrator</b>	<b>Continuous</b>

<b>ECONOMIC DEVELOPMENT GOAL #3</b>			
<i>Develop and maintain a physical, cultural, educational, and recreational environment in the Village that is conducive to business and residential development.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Through appropriate zoning, seek to concentrate new commercial and industrial development around existing development in areas identified on the <i>Recommended Land Use Plan for 2025</i> .	<b>Planner</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Evaluate and consider revisions to the Village Zoning Ordinance. <ul style="list-style-type: none"> <li>a. Using the concepts and illustrations in the <i>1995 Village of Slinger Land Use and Street System Plan</i> and this Comprehensive Plan as a guide, consider changes in the zoning ordinance to provide additional historic preservation requirements in the Downtown.</li> <li>b. Consider zoning standards to address the particular needs of “big box” establishments.</li> <li>c. Develop unifying design elements (i.e. signage, landscaping, lighting, building materials, etc.) to tie together the different commercial environments of the Village of Slinger.</li> <li>d. Complete a signage study to consider sign needs and potential ordinance updates in the various business environments proposed on the Recommended Land Use Plan for 2025. Changes to the ordinance may address height, visibility, and location concerns unique to the different business environments (e.g. setbacks, parcel size, topography, etc.).</li> </ul>	<b>Planner</b>	<ul style="list-style-type: none"> <li>a. 2006</li> <li>b. 2007</li> <li>c. 2008</li> <li>d. 2009</li> </ul>
<b>Village Budget</b>	3. Use tools like the Planned Unit Development Overlay District to accommodate desired development downtown and along STH 60.	<b>Planner</b>	<b>2007</b>

<b>ECONOMIC DEVELOPMENT GOAL #4</b>			
<i>Revitalize the Historic Downtown.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Support the historic design/character of the Downtown by investing in needed lighting, signage, pedestrian amenities, plantings and other improvements.	<b>Public Works Director &amp; Planner</b>	<b>Continuous</b>
<b>NA</b>	2. Encourage the establishment of a Downtown Business Association as a sub-unit of the Slinger Advancement Association to lead revitalization efforts.	<b>Administrator</b>	<b>2007</b>
<b>Village Budget</b> <b>Slinger Advancement Association</b>	3. Conduct a market study to understand the customer base and develop a strategy for revitalization that can draw in customers, identify a specialty local market and point of community pride that is able to compete by offering a different environment, products, and services than available elsewhere in the Village or region.	<b>Administrator, Clerk &amp; Planner</b>	<b>2008</b>
<b>Washington County</b>	4. Coordinate with Washington County to establish a revolving loan fund for façade improvements of individual businesses.	<b>Administrator &amp; Planner</b>	<b>2008</b>
<b>Slinger Advancement Association</b> <b>Village Budget</b>	5. Evaluation of parking availability and consider opportunities to establish parking on vacant lots, as well as shared parking areas.	<b>Planner</b>	<b>2009</b>
<b>Village Budget</b>	6. Developing and implement a streetscape plan for the area. This effort would include façade improvements for local businesses, as well as, street amenities like sidewalk improvements (i.e. pavers), lighting improvements, signage and canopies, street furniture (i.e. waste receptacles and benches), as well as landscaping. Implementation measures could include tax increment financing, grant acquisition, as well as the creation and management of a revolving loan fund to help local businesses finance improvements.	<b>Administrator, Planner &amp; Public Works Director</b>	<b>2010</b>
<b>Village Budget</b>	7. Establish a program to support architectural façade restoration in the downtown.	<b>Planner</b>	<b>2011</b>

## Intergovernmental Cooperation Goals & Objectives

INTERGOVERNMENTAL COOPERATION GOAL #1			
<i>The Village Board will maintain and seek additional opportunities to improve communication with neighboring communities, the Slinger School District, the WDNR, WisDOT, Washington County and other intergovernmental partners.</i>			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	VILLAGE STAFF LEADER(S)	MILESTONE DATE
Village Budget	1. Participate in the comprehensive planning activities of neighboring communities and Washington County.	Administrator	Thru 2010
Village Budget	2. Participate in the planning activities of the Slinger School District, particularly with respect to expansion and building of new facilities.	Administrator	Continuous

INTERGOVERNMENTAL COOPERATION GOAL #2			
<i>Resolve annexation and boundary disputes in a mutually beneficial manner.</i>			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	VILLAGE STAFF LEADER(S)	MILESTONE DATE
Village Budget	1. Establish and enforce an extraterritorial zoning ordinance.	Administrator & Planner	2007

INTERGOVERNMENTAL COOPERATION GOAL #3			
<i>Seek new ways to coordinate and share community facilities and services with neighboring communities, the Slinger School District and Washington County.</i>			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	VILLAGE STAFF LEADER(S)	MILESTONE DATE
Village Budget	1. Investigate opportunities to provide road maintenance and snow plowing services jointly, with neighboring communities and the school district, to reduce costs. <ul style="list-style-type: none"> <li>a. Consider opportunities when signing contracts with private companies to coordinate with neighboring communities and the school district that need similar services (i.e. plowing, resurfacing, etc.) and then negotiate with the private company for a reduced cost based on the larger project volume.</li> <li>b. Pursue opportunities to purchase expensive road maintenance equipment jointly with neighboring communities</li> </ul>	Administrator & Public Works Director	Continuous



	<p>that can share the equipment in exchange for paying a portion of the purchase and maintenance costs.</p> <p>c. Consider opportunities to lease existing Village equipment to generate revenue for the Village and avoid situations where neighboring communities and the school district own similar equipment that is underutilized.</p> <p>d. Coordinate with surrounding communities, to consider snowplowing schedules that efficiently meet the needs of area residents. This may involve using Village equipment to plow portions of Town streets (and vice versa) to maximize efficiencies and minimize costs.</p>		
<b>Village Budget</b>	2. Investigate opportunities to provide garbage collection and recycling more efficiently by cooperating with neighboring communities and the school district to coordinate collection times and contract negotiations with private providers to secure costs savings.	<b>Public Works Director</b>	<b>Continuous</b>
<b>Village Budget</b>	3. Investigate opportunities to provide cleaning/janitorial services more efficiently by cooperating with the school district to share services and staff.	<b>Public Works Director</b>	<b>Continuous</b>
<b>Village Budget</b>	4. Investigate opportunities for the Slinger Community Library and the Slinger School District libraries to collaborate in ways that will allow them to provide additional services and reduce costs.	<b>Librarian</b>	<b>2007</b>
<b>State Stewardship Fund</b>  <b>USDA Rural Development Community Facility Grant</b>  <b>State Trust Fund Loan Program</b>  <b>Private Donations</b>	5. Coordinate on the development and maintenance of public parks and related recreational facilities, including a new regional park facility on the west side of Slinger.	<b>Community Parks Director</b>	<b>2012</b>

## Land Use Goals & Objectives

<b>LAND USE GOAL #1</b>			
<i>Create a healthy, livable community that attracts residential and business development.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>Village Budget</b>	1. Complete a critical review of the local zoning ordinance to consider the potential for revitalizing the ordinance to one based more on form and performance based zoning. This approach would result in far fewer zoning districts and serve to simplify development in the Village.	<b>Planner</b>	<b>2008</b>
<b>Village Budget</b>	2. Develop connectivity standards within the subdivision and zoning ordinance to promote better connectivity through the community.	<b>Planner &amp; Public Works Director</b>	<b>2008</b>
<b>Village Budget</b>	3. Establish a park development fee to assess for new development in order support the creation of neighborhood park facilities.	<b>Public Works Director &amp; Community Parks Director</b>	<b>2008</b>
<b>Village Budget</b>	4. Seek to establish a business incubator building (using a lease structure), modeled after the facility in Hartford, as part of the new industrial park on the north side of Slinger.	<b>Administrator</b>	<b>2011</b>

<b>LAND USE GOAL #2</b>			
<i>Protect the Village's abundant and high quality natural resource areas to maintain the Village's natural atmosphere and community character.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>NA</b>	1. Require the development of cluster or conservation subdivisions adjacent to environmental corridors to maintain open spaces, wildlife habitat, scenic vistas and to create a buffer between Slinger and Hartford and a buffer between Slinger and nearby agricultural areas.	<b>Planner</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Amend the zoning and land division ordinances to address requirements for conservation subdivision development.	<b>Planner</b>	<b>2005</b>
<b>Village Budget</b>	3. Consider revisions to the Village Zoning Ordinance to include a floodway district, upland conservancy district, and an upland preservation-zoning district.	<b>Planner</b>	<b>2008</b>

<b>LAND USE GOAL #3</b>			
<i>Create a destination point for residents and visitors.</i>			
<b>POTENTIAL FUNDING SOURCE</b>	<b>SUPPORTING OBJECTIVES</b>	<b>VILLAGE STAFF LEADER(S)</b>	<b>MILESTONE DATE</b>
<b>TIF Funds Grants Private Investments</b>	1. Improve Slinger's Downtown and adjacent gateways so that they may become a community focal point for quality development using TIF, grants, and private investment.	<b>Administrator &amp; Planner</b>	<b>Continuous</b>
<b>Village Budget</b>	2. Encourage economic redevelopment of the Village through marketing, zoning, and other incentives.	<b>Village Administrator</b>	<b>Continuous</b>
<b>Village Budget</b>	3. Develop a historic overlay-zoning district to more clearly outline development requirements using form and performance based zoning techniques. Seek to illustrate this ordinance extensively to clarify desired development.	<b>Planner</b>	<b>2006</b>
<b>Village Budget</b>	4. Use Illustrations from this plan, as well as the 1995 Plan to create a development brochure.	<b>Village Planner</b>	<b>2006</b>
<b>Village Budget Private Investment</b>	5. Establish identification signage, directional signage, and historic street signage for area.	<b>Public Works Director &amp; Planner</b>	<b>2010</b>
<b>Village Budget Private Donation</b>	6. Revitalize lighting to meet the needs of both motorists and pedestrians and enhance a historic theme.	<b>Planner &amp; Public Works Director</b>	<b>2011</b>
<b>Village Budget Private Donations</b>	7. Improve landscaping of the gateways, particularly the installation of street trees.	<b>Planner &amp; Public Works Director</b>	<b>2012</b>

## Implementation Goals & Objectives

IMPLEMENTATION GOAL			
<i>To ensure that the Slinger Comprehensive Plan is an effective tool for making local land use decisions.</i>			
POTENTIAL FUNDING SOURCE	SUPPORTING OBJECTIVES	VILLAGE STAFF LEADER(S)	MILESTONE DATE
Village Budget	1. Annually review the goals and objectives presented throughout this chapter to assess implementation success and consider additional objectives.	Planner	December of Each Year
Village Budget	2. As available, provide updated information to supplement the plan information (e.g. updated Existing Land Use Map, updated Zoning Map, updated Transportation Network Map, groundwater study information, etc.)	Engineer	Continuous
Village Budget	3. Utilize the Extraterritorial Land Division Review authority to ensure development in the area of Extraterritorial Jurisdiction is coordinated with the Village's plans for development.	Planner	Continuous
Village Budget	4. Update the Official Map to include areas within the extraterritorial area of 1.5 miles beyond the Village Limits and other annual updates	Engineer	Annually